



Bond
Oxborough
Phillips

Changing Lifestyles

64 Lethaby Road
Barnstaple
Devon
EX32 7HQ

Guide Price: £215,000 Freehold

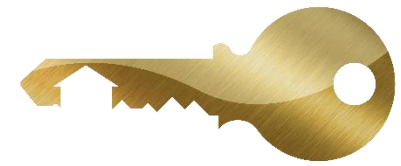


Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

64 Lethaby Road, Barnstaple, Devon, EX32 7HQ

A WELL-BALANCED SEMI-DETACHED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms

- Spacious & light-filled Living / Dining Room

- Well-equipped Kitchen with direct access to the sunny, low-maintenance rear garden

- Downstairs WC

- Upstairs modern Bathroom

- Located close to transport links, well-regarded schools & a range of local amenities

- Resident parking conveniently located just outside



Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.



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This well-balanced three Bedroom semi-detached home, offered for sale with no onward chain, provides comfortable and versatile living throughout - an ideal choice for first time buyers or buy-to-let investors.

On the ground floor, the spacious and light-filled Living / Dining Room offers a welcoming setting for family time or entertaining. The well-equipped Kitchen features ample storage and plumbing for utility appliances, with direct access to the sunny, low-maintenance rear garden, complete with handy external storage. A downstairs WC adds further convenience.

Upstairs, you'll find three well-proportioned Bedrooms, each with space for free-standing furniture. A modern Bathroom completes the layout, featuring a bath with shower over.

Located close to transport links, well-regarded schools and a range of local amenities, the home also benefits from resident parking conveniently located just outside.

Early viewing is highly recommended, call 01271 371 234 to arrange yours!

Council Tax Band

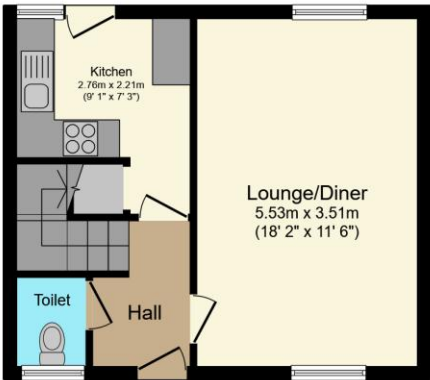
A - North Devon Council



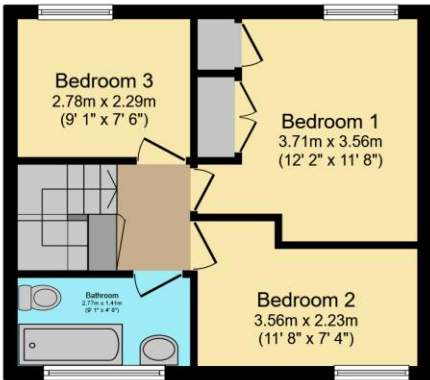
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Ground Floor
Floor area 35.2 sq.m. (379 sq.ft.)



First Floor
Floor area 35.2 sq.m. (379 sq.ft.)

Total floor area: 70.4 sq.m. (758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/attend.festivity.insect>

From Barnstaple Town Centre, head east on the square towards Diamond Street. At the roundabout, take the second exit onto Belle Meadow Road. At the next roundabout, take the first exit onto Alexandra Road, followed by the fourth exit onto Derby Road at the next roundabout. Turn left onto St Georges Road and turn right onto Lethaby Road to where number 64 will be found on your right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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